

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 Myrtle Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,535,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2020

to 30/09/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	42 Shrewsbury St BENTLEIGH EAST 3165	\$1,470,100	16/11/2020
2			
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/01/2021 17:42

10 Myrtle Street, Bentleigh Vic 3204



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 536 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

September quarter 2020: \$1,535,000

## Comparable Properties



**42 Shrewsbury St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,470,100

**Method:** Private Sale

**Date:** 16/11/2020

**Property Type:** House

**Land Size:** 557 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. please note 6 myrtle sold feb last year 1.510k, 12 myrtle 1.5k march last year

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.